

# **Town of Dudley**

Board of Selectmen  
Highway Commissioners  
Cemetery Commissioners

**December 28, 2015 @ 6:30pm**

**Dudley Municipal Complex – Room 321A**

**71 West Main Street, Dudley, MA**

**Approved 1/11/2016**

Some matters have been taken out of agenda order but were typed up in agenda order for ease of locating information when necessary.

## **1. Call to Order, Pledge of Allegiance**

Steven Sullivan called the meeting to order at 6:33pm. Attending were John Marsi, Jonathan Ruda, Paul Joseph and Peter Fox. Also in attendance were Greg Balukonis, Town Administrator and Michelle Jervis, Administrative Secretary.

## **2. Acceptance of Minutes:**

**John Marsi motioned to approve the minutes of December 14, 2015 as printed. Jonathan Ruda seconded. Unanimous 5-0.**

## **3. Appointments:**

**a. Full Time Police Officer – Tyler Smith** – Chief Wojnar stated that Officer Smith is currently attending the police academy and will graduate on January 15, 2016. He will be eligible to work on a full time basis at that time for his one year probationary period. After discussion **John Marsi motioned to approve the appointment of Tyler Smith as a Full Time Police Officer starting January 15, 2016 with a probationary period ending January 15, 2017. Jonathan Ruda seconded. Unanimous 5-0.**

**b. Reserve Officers for 2016** – John Marsi motioned to approve the appointments of the following reserve officers with a term to expire December 31, 2016:

Officer James Rivera  
Officer Jaime Camacho  
Officer Daniel Melhouse  
Officer John Glowacki  
Officer Ryan Matte

Officer Derek Peck  
Officer James Mastrogiovanni  
Officer Eric Gulkin  
Officer Robbie L'heureux

**Jonathan Ruda seconded. Unanimous 5-0.**

## **4. Recognition:**

**Chief Steven Wojnar – Recognition on Receiving the Hector J. Pelletier Award** – Chief Wojnar was congratulated by the Board on his recent award presented to him in Boston. This award is given each year from the Massachusetts Chief of Police Association in recognition of the honoree's commitment to the Jimmy Fund. The Chief thanked the Board, his co-workers, family and friends for all the support he had received while fighting his battle with cancer. He had benefited from the organization and he will keep working to raise money for the Jimmy Fund.

## **5. Public Comments/Citizens Comments:**

6. Public Hearing:

**Change of Officers/Directors and Transfer of Stock – Rosemary Archangel Michael, Inc. d/b/a Big Al’s Pizza Plus – 23 Brandon Road, Dudley, MA.** The Public Hearing opened at 6:42pm. Essam Abaskhiroun and Tadres E. Hady came before the Board. Mr. Hady will no longer be an Officer/Director of the corporation and will be transferring his stock 100% to Mr. Abaskhiroun. No public comment for this transfer. The Public Hearing closed at 6:44pm. **Jonathan Ruda motioned to approve the request to Change the Officer/Director and Transfer of Stock for Rosemary Archangel Michael, Inc. d/b/a Big Al’s Pizza Plus and having Essam Abaskhiroun the sole owner. Peter Fox seconded. Unanimous 5-0.**

7. Licensing and Permits:

**Wicked Motorsports, LLC/Tri-State Speedways – 32 Chase Ave., Dudley, MA. Coin Operated Machine License – Jonathan Ruda motioned to approve the Coin Operated License for 43 Coin Operated Machines for Wicked Motorsports, LLC/Tri-State Speedways for 2016. Peter Fox seconded. Unanimous 5-0.**

8. Public Business:

a. **Stevens Mill, LLC. – State Historic Rehabilitation Credits – Letter of Support –** Michael Branniff, member of the Historical Commission, came before the Board. He stated that at this time there is 5.2 million dollars that Massachusetts Historical Commission has awarded tax credits for Stevens Mill. The owner of the mill has viable bank financing to rehab the mill to include 164 apartment units. The credits are primarily for the historic sections of the mill. Additionally, the Historical Commission has sent a letter to Mass Historical Commission urging the maximum awards for this project. The start date for the project is June 2016. Mr. Balukonis stated that at a recent meeting with the owner of the mill and a member of the Planning Board, they discussed that this project will be one or two bedroom apartments, no age limits and not a 40B project. Paul Joseph requested that the Town Administrator get some figures and percentages that will provide a framework as to what the owner’s project the total historical preservation costs of the project will be and extrapolate to come up with a right percentage and dollar amount for the Board to endorse the total dollar figure. Regarding the Letter of Support, **Jonathan Ruda motioned to affirm the Letter of Support to the Massachusetts Historical Commission in support of State historic rehabilitation tax credits. Peter Fox seconded. Unanimous 5-0.**

b. **Water/Sewer Commissioner – Discussion and Approval of Water/Sewer Supervisor Position –** Dan O’Connor, Jay Spahl and Scott Zajkowski, members of the Water/Sewer Commission, came before the Board. They presented the Board with a document called “Water/Sewer Superintendent – Analysis of Savings. Mr. O’Connor stated that since the retirement of the former Sewer Superintendent the Water Superintendent, John Meehan, has been doing the job without compensation. The Commissioners voted to proceed and have one person be the water and sewer superintendent and they recommend John Meehan. At present the Water Superintendent’s salary is \$67,180. The Sewer Superintendent’s salary was \$61,000 for a total of \$128,180. They are proposing a new salary for the combined position to be \$79,688. The source of the funding already exists in the Enterprise Superintendent’s salary line items. This will be a savings of \$48,492.00. Also much of the saving will be down the road with health insurance, workers’ compensation insurance and retirement and from a financial point of view is a good incentive. Mr. Meehan has been doing the job since 9/15 and has been doing it successfully. The Commissioner would like to pay him a stipend of \$125.00/week and for it to be retroactive back to September when he started taking over sewer responsibilities. Regarding the sewer employees, they are working well together. Steven Sullivan asked how they came up with the new salary figure. Peter Fox stated that he will not vote on the salary tonight but will consider a vote to combine the two positions. He feels an 18.5% increase in pay has issues. Paul Joseph stated that he has a lot of respect for the Commissioners but the increase in pay to his existing salary is surprising, since he received a hefty raise last year. After discussion, **Paul Joseph motioned to approve the concept of combining the Water**

**and Sewer Superintendent position pending receipt of an acceptable and revised job description. Jonathan Ruda seconded for discussion.** Mr. Balukonis stated that at the last town meeting several municipal employees received a raise up to 90% of the average salaries in other communities. Dudley does not have the ability to pay \$100%. He feels that if you ramp up someone's salary that much it sends the wrong message to the public and to other municipal employees. Chairman Sullivan instructed the Town Administrator to assist the members of the Water/Sewer Commission with a potential job description and salary range. After discussion, Unanimous **5-0**.

**Paul Joseph left at 8:45pm. Recessed meeting at 8:45pm.**

**The meeting resumed at 8:52pm.**

c. **Acceptance of Gift for the Purposes of Historical Document and Artifact Preservation – John Marsi motioned to anonymously accept the gift for the purposes of historical document and artifact preservation. Jonathan Ruda seconded. Unanimous 4-0.**

d. **Town Hall Office Hours – Peter Fox motioned to approve the memo dated 12/28/2015 for the recommended hours the Municipal Center is open to the public:**

**Monday -8:00am to 4:30pm**

**Tuesday – 8:00am to 4:30pm**

**Wednesday, 8:00am to 4:30pm**

**Thursday – 8:00am to 4:30pm and 5:00pm to 7:00pm**

**Friday – 8:00am to 1:00pm.**

**Steven Sullivan seconded. Unanimous 4-0.**

e. **Paula Lane/Circle Drive –** Kristan Mallet and David Theriault, residents of the subdivision, came before the Board. They are concerned that the town will not plow/sand this year and would like the Board's approval. They would also like to rectify the problem with the ownership of the unknown piece of road that the Plan which was drafted a few years ago indicated. Mr. Balukonis stated that a title search will need to be done and then deal with the ownership issue of the property in question. After that he would like to research betterment bylaws in other towns. This bylaw will need to be approved by the Board of Selectmen as well as Town Meeting. The abutters/residents in the subdivision will need to petition for this action. A meeting with the road's representatives will be scheduled in the near future. Regarding plowing and sanding, **Peter Fox motioned that the town plow and sand Paula Lane and Circle Drive for the 2016 season starting 12/28/15 and continue the process as necessary from this point forward. John Marsi seconded. Unanimous 4-0.**

#### 9. **Town Administrator's Report:**

Mr. Balukonis stated that he received the resolution from the Mass Economic Assistance Coordinating Council approving a TIF Agreement with Webco Chemical Corp based on \$6.9 million in new investments and retention/creation of jobs. The total property tax relief approved under the TIF is estimated at \$80,300 over a 10 year period. He also indicated that the service contract with CMRPC for Interim Planner has been renewed through March for a total cost of \$11,300. Finally, a new energy management system and variable speed drives in the HVAC system has been installed for a cost of \$52,400. The cost for this installation was paid through the Green Communities Grant. The next phase of Green Communities is the replacement of lights in the Municipal Center parking lot.

#### 10. **Departmental Communication :**

#### 11. **Adjournment:**

**Peter Fox motioned to adjourn at 9:40pm. Jonathan Ruda seconded. Unanimous 4-0.**

Respectfully submitted, Michelle Jervis, Administrative Secretary